

AN ORDINANCE

98529

AUTHORIZING EXECUTION OF A LEASE AGREEMENT WITH FREE TRADE ALLIANCE SAN ANTONIO, A TEXAS NON-PROFIT CORPORATION, FOR THE USE OF 2,521 SQUARE FEET OF OFFICE SPACE AT THE INTERNATIONAL CENTER, 203 SOUTH ST. MARY'S STREET, AT AN ANNUAL RENTAL OF \$33,277.20, PLUS COMMON AREAS COSTS ("C.A.M. CHARGES") OF \$6,957.96 ANNUALLY, FOR A THREE YEAR TERM COMMENCING JANUARY 16, 2004, WITH ONE (1) THREE-YEAR RENEWAL OPTION, SUBJECT TO CITY COUNCIL APPROVAL.

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WHEREAS, Ordinance Number 87410 passed and approved on February 26, 1998, ratified the execution of a three-year Office Lease Agreement and one three-year renewal option with Free Trade Alliance San Antonio, a Texas non-profit corporation, as Tenant, for the use of 2,521 square feet of office space at the International center, 203 South St. Mary's Street, and the exercise of the option was approved by Ordinance Number 93167, passed and approved January 4, 2001, thereby extending the lease term through January 15, 2004; and

WHEREAS, Free Trade Alliance San Antonio has requested that the City renew and extend the lease term for an additional 3-year term; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City Manager or her designee is hereby authorized to execute an Office Lease Agreement (International Center) with Free Trade Alliance San Antonio, as Tenant, , for the use of 2,521 square feet of office space at the International Center, located at 203 South St. Mary's Street, for a three year term commencing January 16, 2004, at an annual rent of \$33,277.20 plus Common Area Costs ("Common Area Maintenance Charges") of \$6,957.96 annually, with one three-year renewal option, subject to City Council approval. A copy of the Office Lease Agreement, signed on behalf of the Tenant, is affixed as Attachment I hereto and incorporated herein verbatim for all purposes.


SECTION 2. The Rent and Common Area Maintenance Charges received from the Tenant under this Lease Agreement will be deposited into Fund 29-025 entitled "Miscellaneous Special Revenue," Index Codes 040105 and 036616, entitled,

"International Center Facility Rent-Non-City Departments" and "Common Area Maintenance - Non-City" respectively.

SECTION 3. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director may, subject to concurrence by the City Manager or the City Manager's designee, correct allocation to specific Index Codes and Fund Numbers as necessary to carry out the purpose of this Ordinance.

SECTION 4. This Ordinance shall be effective on December 14, 2003.


PASSED AND APPROVED this the 4th day of December, 2003.


M A Y O R
EDWARD D. GARZA

ATTEST:


for City Clerk

APPROVED AS TO FORM:


for City Attorney